

\$359,900 - 95 50 McLaughlin Drive, Spruce Grove

MLS® #E4455150

\$359,900

2 Bedroom, 2.50 Bathroom, 1,270 sqft
Condo / Townhouse on 0.00 Acres

McLaughlin_SPGR, Spruce Grove, AB

ELEGANCE & CONVENIENCE combine in this 2 bed 2.5 bath EXECUTIVE-STYLE condo with attached heated & insulated double garage (18Wx20L), right next to Heritage Grove Park's extensive trail system. This 2024-built 1,277 square foot 2-storey showcases PREMIUM BUILDER UPGRADES including central air conditioning and luxury vinyl plank flooring. Further enhancements feature custom draperies and stylish light fixtures throughout. On the main level: gourmet kitchen with upgraded cabinetry, quartz countertops, premium sink & fixtures, dining area, 2-pc powder room and a bright living room with balcony overlooking the courtyard. Upper level offers TOP FLOOR LAUNDRY and TWO PRIMARY SUITES, each with walk-in closet & full ensuite. Fantastic location near many amenities including the Tri Leisure Centre, with easy access to Jennifer Heil Way & Hwy 16A. Home includes remainder of new home warranty.

Built in 2024

Essential Information

MLS® #	E4455150
Price	\$359,900
Bedrooms	2
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,270
Acres	0.00
Year Built	2024
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

Community Information

Address	95 50 McLaughlin Drive
Area	Spruce Grove
Subdivision	McLaughlin_SPGR
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 0E1

Amenities

Amenities	Air Conditioner, Closet Organizers, Detectors Smoke, No Animal Home, No Smoking Home, Patio
Parking Spaces	2
Parking	Double Garage Attached, Heated, Insulated

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Golf Nearby, Picnic Area, Playground Nearby, Public Swimming Pool, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 28th, 2025
Days on Market	71
Zoning	Zone 91
Condo Fee	\$204

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on November 7th, 2025 at 11:17am MST